



## Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
June 4, 2020

**Submitted by:**  
A.C. Dixon

**Item Title:**

Discuss and consider approval of a replat for the Clements Park Addition, located northwest of the intersection of F.M. 740 and Clements Drive.

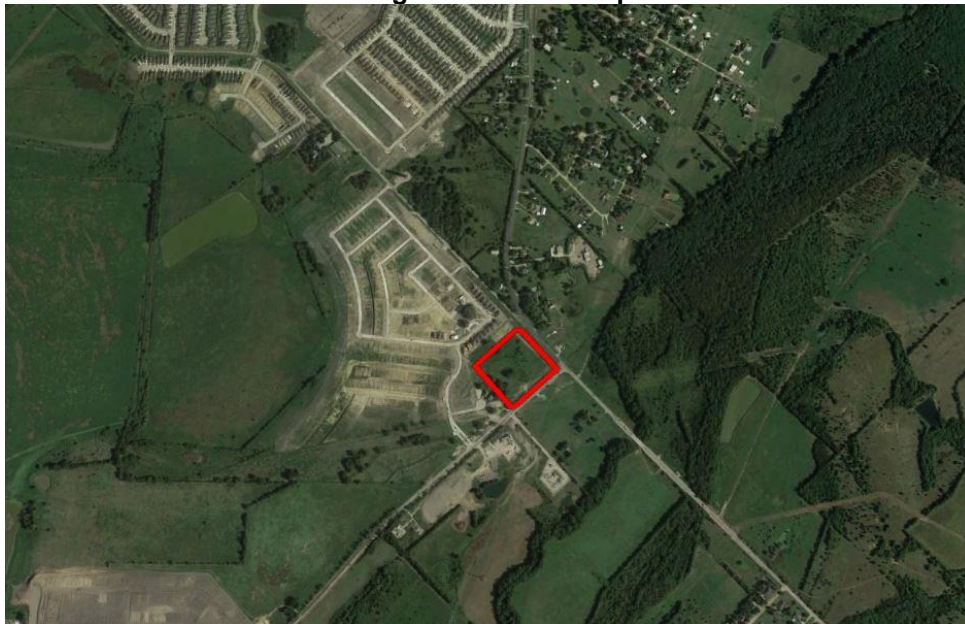
**Public Hearing Item [ ]**  
**Consent/Action Item [X]**

**Documentation Attached:**  
Replat

**Item Summary:**

JPH Land Surveying, representing the property owner, requests approval of the replat for Clements Park Addition. The purpose of the replat is to establish the lots and easements required for the development of a gas station in the City of Forney extra-territorial jurisdiction (ETJ).

**Image 1: Location Map**



**Current Standards:**

The 9.928 acres-acre property is currently vacant and undeveloped. The property is located outside Forney city limits but inside Forney ETJ. The Subdivision Ordinance is the regulatory document for the property. The original replat (Pecan Grove Estates) was recorded in 1961.

**Replat:**

The replat consists of two (5) lots on 9.928 acres of property. The plat is not designed in compliance with the City of Forney Subdivision Ordinance. A TxDOT driveway permit is required prior to site development. If TxDOT requires the driveway location to be changed then a future plat revision may be required.

**Staff Recommendation:**

Staff is still waiting to receive revisions for this project. Staff made comments regarding the fire lane layout and realignment of FM 460 and FM 740, into a continuous curve. The plat language and legal description also needs to be revised to match what is required by the City of Forney Subdivision Ordinance. Staff recommends denial of this request, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.